

City Council

Agenda

Tuesday, April 3, 2018
City Hall, Council Chambers
749 Main Street
7:00 PM

***Note: The time frames assigned to agenda items are estimates for guidance only.
Agenda items may be heard earlier or later than the listed time slot.***

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA OR ON
ITEMS ON THE CONSENT AGENDA**

Council requests that public comments be limited to 3 minutes. When several people wish to speak on the same position on a given item, Council requests they select a spokesperson to state that position.

5. CONSENT AGENDA

The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and roll call vote unless the Mayor or a City Council person specifically requests that such item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

A. Approval of Bills

**6. COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS
NOT ON THE AGENDA** (Council general comments are scheduled at the end of the Agenda.)

7. CITY MANAGER'S REPORT

8. REGULAR BUSINESS

Citizen Information

If you wish to speak at the City Council meeting, please fill out a sign-up card and present it to the City Clerk.

Persons with disabilities planning to attend the meeting who need sign language interpretation, assisted listening systems, Braille, taped material, or special transportation, should contact the City Manager's Office at 303 335-4533. A forty-eight-hour notice is requested.

7:15 – 8:00 PM

**A. DISCUSSION/DIRECTION/ACTION – MCCASLIN AREA
WORKPLAN**

- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Action

8:00 – 9:00 PM

B. EXECUTIVE SESSION

REAL PROPERTY ACQUISITIONS AND DISPOSITIONS

(Louisville Charter, Section 5-2(c) – Authorized Topics – Consideration of real property acquisitions and dispositions, only as to appraisals and other value estimates and strategy, and C.R.S. 24-6-402(4)(a))

**City Manager is Requesting the City Council Convene an
Executive Session for the Purpose of Consideration of
Potential Real Property Acquisitions Concerning Properties
in the Vicinity of Louisville**

REGULAR BUSINESS ITEMS SUSPENDED

- Requests for Executive Session
- City Clerk Statement
- City Attorney Statement of Authority
- City Council Action on Motions for Executive Session
- Council Convenes Executive Session
- Council Reconvene in Open Meeting

REGULAR BUSINESS ITEMS CONTINUED

**C. REPORT – DISCUSSION/DIRECTION/ACTION – REAL
PROPERTY ACQUISITION AND DISPOSITIONS**

9. CITY ATTORNEY’S REPORT

**10. COUNCIL COMMENTS, COMMITTEE REPORTS, AND
IDENTIFICATION OF FUTURE AGENDA ITEMS**

11. ADJOURNMENT

03/15/2018 14:37
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City of Louisville, CO
DETAIL INVOICE LIST

P 1
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CASH ACCOUNT: 001000 101001

WARRANT: 031518 03/15/2018

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
1115	COLONIAL INSURANCE	#9711888 MAR 18 EMPLOYEE	220.54
5255	FAMILY SUPPORT REGISTRY	Payroll Run 1 - Warrant 0	231.69
14454	JAMES M JOHNSON	Payroll Run 1 - Warrant 0	293.00
14336	KRISTAN K WHEELER	MAR 18 MUNICIPAL JUDGE SE	2,600.00
99999	ESTATE OF VIRGINIA R HOYLE	1.5 SHARES OF FRICO-MARSH	37,500.00
99999	1882 VENTURES LLC	BLUE PARROT SIGN ACQUISIT	34,133.00
99999	JOSE L RODRIGUEZ	PAYMENT REFUND	1,121.30
5178	PETTY CASH LRC - KATHY MARTIN	PETTY CASH RSC	351.23
11094	WESTERN DISPOSAL SERVICES	FEB 18 RESIDENTIAL TRASH	120,429.60
11094	WESTERN DISPOSAL SERVICES	FEB 18 CITY TRASH SERVICE	2,951.69
3875	XCEL ENERGY	FEB 18 SPRINKLERS	100.31
3875	XCEL ENERGY	FEB 18 FLASHERS	6.00
3875	XCEL ENERGY	FEB 18 METERED LIGHTS	590.08
3875	XCEL ENERGY	FEB 18 NON-METERED LIGHTS	31,806.79
11081	XEROX FINANCIAL SERVICES LLC	MAR 18 COPIER LEASE	990.00
14518	ZACHARY STEINBAUGH	OPERATOR C CERTIFICATION	60.00
=====16 INVOICES=====			
=====WARRANT TOTAL=====			233,385.23

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DETAIL INVOICE LIST

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CASH ACCOUNT: 001000 101001		WARRANT: 032318	03/23/2018
VENDOR	VENDOR NAME	PURPOSE	AMOUNT
11508	CITRON WORK SPACES	Library Furniture 50% Dep	24,544.00
11298	DELTA DENTAL OF COLORADO	#007562-0000 APR 18 EMPLO	13,184.75
14227	DUFFY CRANE & HAULING	HOT WATER HEATER INSTALL	1,260.00
6455	KAISER PERMANENTE	05920-01-16 APR 18 EMPLOY	132,658.88
7735	LINCOLN FINANCIAL GROUP	000010008469 APR 18 LIFE/	6,137.22
7735	LINCOLN FINANCIAL GROUP	000010008470 APR 18 LTD P	3,241.44
8442	VISION SERVICE PLAN	12 059727 0001 APR 18 EMP	2,650.01
3875	XCEL ENERGY	SH42 & SHORT ST SIGNAL PO	13,276.55
8 INVOICES		WARRANT TOTAL	196,952.85

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CASH ACCOUNT: 001000 101001

WARRANT: 040318 04/03/2018

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14578	5280 DIGITAL	LIBRARY BROADCAST REPAIR	270.00
14121	ACUSHNET COMPANY	Resale Merchandise	1,147.37
14121	ACUSHNET COMPANY	Resale Merchandise	2,011.19
14121	ACUSHNET COMPANY	Resale Merchandise	243.26
14121	ACUSHNET COMPANY	Resale Merchandise	243.26
14121	ACUSHNET COMPANY	Resale Merchandise	3,477.78
14121	ACUSHNET COMPANY	Resale Merchandise	536.40
12890	ADAMSON POLICE PRODUCTS	HAT MOLESKI	62.45
12890	ADAMSON POLICE PRODUCTS	SHIRT FITZGIBBONS	65.00
1006	ALL CURRENT ELECTRIC INC	INSTALL VENDING MACHINE O	166.98
1006	ALL CURRENT ELECTRIC INC	REPLACE FIXTURES CH	509.31
1006	ALL CURRENT ELECTRIC INC	REPLACE PARKING LOT LIGHT	380.00
1006	ALL CURRENT ELECTRIC INC	Building Inspection Consu	7,306.69
13855	BIG AIR JUMPERS INC	Nite at the Rec Inflatabl	790.50
13855	BIG AIR JUMPERS INC	Nite at the Rec Inflatabl	735.20
5754	BNSF RAILWAY CO	PARKING LEASE #BF77914	21,391.92
640	BOULDER COUNTY	BUSINESS CARDS PD	14.40
640	BOULDER COUNTY	HARNEY LASTOKA IRRIGATION	1,168.49
1122	BRETSA	LANGUAGE LINES PD	154.40
14403	CALLAWAY	Resale Merchandise	344.16
935	CENTENNIAL PRINTING CO	BUSINESS CARDS DAVIS	42.00
14036	CENTER COPY BOULDER INC	ABANDONED VEHICLE TAGS	412.50
13352	CGRS INC	FEB 18 REMOTE POLLING	25.00
825	CH DIAGNOSTIC & CONSULTING INC	LAB ANALYSIS FEES WTP	250.00
825	CH DIAGNOSTIC & CONSULTING INC	LAB ANALYSIS FEES WTP	905.00
1005	CHEMATOX LABORATORY INC	DRUG SCREENS/BAT	641.72
4785	CINTAS CORPORATION #66	UNIFORM RENTAL WWTP	147.95
4785	CINTAS CORPORATION #66	UNIFORM RENTAL WWTP	147.97
4785	CINTAS CORPORATION #66	UNIFORM RENTAL WWTP	147.97
4785	CINTAS CORPORATION #66	UNIFORM RENTAL WWTP	147.97
4785	CINTAS CORPORATION #66	UNIFORM RENTAL WTP	218.97
4785	CINTAS CORPORATION #66	UNIFORM RENTAL WTP	218.98
4785	CINTAS CORPORATION #66	UNIFORM RENTAL WTP	218.98
4785	CINTAS CORPORATION #66	UNIFORM RENTAL WTP	218.98
4025	CINTAS FIRST AID AND SAFETY	FIRST AID SUPPLIES PARKS	20.07

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CASH ACCOUNT: 001000 101001

WARRANT: 040318 04/03/2018

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
13260	CLIFTON LARSON ALLEN LLP	FEB 18 UTILITY BILLING SE	8,477.45
10382	COBITCO INC	ASPHALT & RECLAMITE	407.70
13820	COLORADO BARRICADE CO	STREET MARKERS	224.00
13820	COLORADO BARRICADE CO	STREET SIGNS	76.50
13820	COLORADO BARRICADE CO	STREET SIGNS	158.00
13820	COLORADO BARRICADE CO	NO PARKING SIGNS	85.50
11582	COLORADO CARPET CENTER INC	FLOORING REPAIR NWTP	1,190.00
10916	COLORADO CODE CONSULTING LLC	Plan Review	1,050.00
14085	COLORADO MECHANICAL SYSTEMS IN	HBWTP HVAC Upgrades	67,854.38
14085	COLORADO MECHANICAL SYSTEMS IN	HBWTP HVAC Upgrades	13,723.19
1063	COLORADO SENIOR SOFTBALL ASSOC	CSSA LEAGUE FEES	651.00
13897	COMPASS MINERALS AMERICA INC	BULK QUIKSALT	12,708.75
13897	COMPASS MINERALS AMERICA INC	2018 Complex Chloride Sal	12,184.39
13897	COMPASS MINERALS AMERICA INC	2018 Complex Chloride Sal	2,063.22
6137	COTTONWOOD DITCH COMPANY	2018 COTTONWOOD ASSESSMEN	900.00
1600	DAVIDSON DITCH & RESERVOIR CO	2018 DAVIDSON ASSESSMENT	11,220.00
6642	DAVIDSON HIGH LINE LATERAL DIT	2018 DAVIDSON HIGH LINE A	4,308.00
14469	DESIGNSCAPES COLORADO	Heritage Park Playground	2,394.00
14469	DESIGNSCAPES COLORADO	Heritage Park Playground	3,995.28
14504	ECCO USA INC	Resale Merchandise	3,804.16
226	EMPLOYERS COUNCIL	EC MEMBERSHIP DUES	5,600.00
11562	ENDRESS AND HAUSER INC	ULTRASONIC SENSOR WWTP	2,401.06
14574	EUROFINS EATON ANALYTICAL LLC	UCMR SAMPLES WTP	125.00
14574	EUROFINS EATON ANALYTICAL LLC	UCMR SAMPLES WTP	785.00
1960	FARMERS RESERVOIR & IRRIGATION	HOYLE STOCK TRANSFER FEE	100.00
12270	FASTENAL COMPANY	MAKING TAPE WTP	10.86
12270	FASTENAL COMPANY	PIPE FITTINGS NWTP	60.71
12270	FASTENAL COMPANY	PAINT SWTP	95.98
12270	FASTENAL COMPANY	PUMP STAND PARTS WTP	15.24
13916	FERGUSON WATERWORKS	APCO REBUILD KIT	234.52

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CASH ACCOUNT: 001000 101001

WARRANT: 040318 04/03/2018

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
12819	FRANCOTYP-POSTALIA INC	POSTAGE METER RSC	32.73
6847	GENERAL AIR SERVICE & SUPPLY	CYLINDER RENTAL OPS	71.58
1175	GEORGE T SANDERS COMPANY	INDUCER MOTOR RSC	514.16
2310	GRAINGER	SCREW PAN WWTP	22.31
2310	GRAINGER	WELDING TOOLS WWTP	761.73
2310	GRAINGER	CONDUIT ELBOWS WWTP	67.72
2310	GRAINGER	COUPLING WWTP	14.26
2310	GRAINGER	LIQUID TIGHT CONNECTOR WW	5.29
2310	GRAINGER	ABSORBENT WWTP	21.24
2310	GRAINGER	PERFORATED ROLL WWTP	34.51
2310	GRAINGER	GREASE WWTP	20.32
2310	GRAINGER	FILTERS WWTP	107.28
2310	GRAINGER	BUSHINGS WWTP	22.35
2310	GRAINGER	HEATING CABLE WWTP	66.10
2310	GRAINGER	GREASE WWTP	20.08
2310	GRAINGER	SOCKET ADAPTERS WWTP	49.61
2310	GRAINGER	LABEL TAPE WWTP	77.28
2310	GRAINGER	BALL VALVE WWTP	135.88
2310	GRAINGER	BLADE CONNECTOR WWTP	72.57
2310	GRAINGER	GROUND MONITORING PLUGS W	115.60
2310	GRAINGER	LUBRICANT WWTP	66.72
2310	GRAINGER	THREAD LOCKER WWTP	34.93
2310	GRAINGER	REPAIR PARTS WWTP	680.75
2310	GRAINGER	LABEL TAPE WWTP	97.12
2310	GRAINGER	LABELS WTP	15.89
2310	GRAINGER	PAINT PRIMER SWTP	9.06
2310	GRAINGER	PAINT SWTP	31.26
2310	GRAINGER	MASKING TAPE SWTP	6.22
2310	GRAINGER	SECURITY ENVELOPES WTP	26.70
2310	GRAINGER	KNEE MAT WTP	84.25
14576	GREEN LANDSCAPE SOLUTIONS LLC	Mar 18 Landscape Maintena	550.00
2405	HACH COMPANY	SC200 CONTROLLER WTP	2,034.71
2475	HILL PETROLEUM	BIODIESEL FUEL	3,651.30
2475	HILL PETROLEUM	UNLEADED FUEL	8,931.78
6656	HOWARD DITCH COMPANY	2018 HOWARD ASSESSMENT	250.00
13280	INSIGHT PUBLIC SECTOR INC	MS SERVER 2016 LICENSE SC	578.55
13471	INTEGRATED CONTROL SYSTEMS INC	HVAC CONTROL TRAINING	400.00
13471	INTEGRATED CONTROL SYSTEMS INC	Library Building Automati	10,104.75
10772	INTEGRATED SAFETY SERVICES LLC	FIRE EXTINGUISHER INSPECT	138.96

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CASH ACCOUNT: 001000 101001

WARRANT: 040318 04/03/2018

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
9761	INTERMOUNTAIN SWEEPER CO	PARTS UNIT 3261	276.33
11285	IRONWOOD EARTHCARE INC	REMOVE SIBERIAN ELM	1,800.00
13817	ISRAEL ALVARADO	DJ Services for Nite at t	300.00
13817	ISRAEL ALVARADO	DJ Services for Nite at t	300.00
13346	ISS FACILITY SERVICES DENVER	FEB 18 JANITORIAL SERVICE	21,245.66
13500	JAX INC	WORK BOOTS WASSERMAN	150.00
13500	JAX INC	WORK BOOTS COLE	129.99
14239	JC GOLF ACCESSORIES	Resale Merchandise	422.16
14239	JC GOLF ACCESSORIES	Resale Merchandise	319.00
14239	JC GOLF ACCESSORIES	Resale Merchandise	20.00
14053	JCG TECHNOLOGIES INC	MINUTES SOFTWARE SUPPORT	425.00
14033	KDG ENGINEERING LLC	SH42/SHORT ST CROSSING DE	11,141.07
14033	KDG ENGINEERING LLC	SH42/SHORT ST CROSSING DE	11,048.23
9986	KORN'S LAMP LIGHTING INC	BALLFIELD LIGHTING MAINT	5,175.00
14426	LEXIPOL LLC	POLICY MANUAL UPDATE SUBS	10,480.00
13692	LIGHTNING MOBILE INC	SWEEP LIBRARY PARKING GAR	320.00
11495	LONG BUILDING TECHNOLOGIES	HVAC RETROFIT KIT LIB	2,230.00
9087	LORIS AND ASSOCIATES INC	SH 42 Underpass Design	17,290.00
5432	LOUISVILLE FIRE PROTECTION DIS	BLOOD DRAWS 2/26-2/28/18	70.00
6663	MARSHALLVILLE DITCH CO	2018 MARSHALLVILLE ASSESS	2,625.00
14071	MARY RITTER	CONTRACTOR FEES 10043-2	512.40
1141	MEDORA CORPORATION	Solar Lake Mixer	48,274.00
14067	MOLTZ CONSTRUCTION INC	WWTP Blower Replacement	116,902.25
13565	MOTT MACDONALD LLC	HIGH ZONE PUMP STATION	13,730.50
14410	MY OFFICE ETC INC	FILE CABINET HR	951.50
12307	NATHAN, BREMER DUMM & MYERS PC	LEGAL SERV KOELBEL IMPACT	1,068.00
12853	NEOGOV	JOB POSTING SUBSCRIPTION	1,500.00
3630	NORTH STAR WINDOW CLEANING	WINDOW CLEANING RSC	270.00

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CASH ACCOUNT: 001000 101001

WARRANT: 040318 04/03/2018

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
6427	NORTHERN COLO WATER CONSERVANC	2018 WINDY GAP ASSESSMENT	14,817.50
14064	NORTHERN COLORADO CRIME STOPPE	2018 NCCS PARTICIPATION D	250.00
99999	DON RICE CONTRACTING	BULK WATER METER REFUND	2,450.00
99999	ASPHALT SPECIALTIES CO INC	BULK WATER METER REFUND	447.84
99999	MICHAEL LURIE	ACTIVITY REFUND	190.00
99999	ERIKA MORREALE	ACTIVITY REFUND	20.00
99999	CAROL CATARDI	ACTIVITY REFUND	68.00
99999	CHANNING BETE COMPANY INC	WATER CONSERVATION MATERI	219.90
99999	MARION FISHER	PBS TRAINING	55.00
99999	HITCHHIKER PROPERTIES LLC	SH 42 & SHORT ST TEMP EAS	8,177.00
99999	DONALINE D GALLAWA TRUST	SH42 & SHORT ST TEMP EASE	332.50
99999	R L GALLAWA TRUST	SH42 & SHORT ST TEMP EASE	332.50
14554	PERKINS + WILL INC	RSC EXPANSION DESIGN SERV	22,005.80
14144	PING INC	Resale Merchandise	665.53
14144	PING INC	CREDIT SALES TAX	-43.07
14144	PING INC	CREDIT MEMO	-125.26
14144	PING INC	CREDIT MEMO	-162.00
14144	PING INC	CREDIT MEMO	-21.18
14144	PING INC	MARKETING LOGO TAPE GC	71.25
14144	PING INC	Resale Merchandise	143.41
14144	PING INC	Resale Merchandise	286.97
14144	PING INC	Resale Merchandise	391.55
14144	PING INC	Resale Merchandise	526.16
10951	PINNACOL ASSURANCE	WORKERS COMP PREMIUM 3 OF	18,138.03
11329	POLYDYNE INC	CLARIFLOC C-4420 NWTP	576.00
14160	PRECISE MRM LLC	GPS SOFTWARE & POOLED DAT	252.32
14257	PROFESSIONAL ELEVATOR INSPECTI	ELEVATOR INSPECTIONS	725.00
14394	PROS PLUS LLC	YOUTH BASKETBALL REFEREES	348.00
12840	QUALITY WATER BIOSYSTEMS INC	ALGAE CONSULTATION & TREA	1,032.50
14549	RICHARDSON SPORTS INC	GOLF GIFTS	520.70
14561	RUSSELL + MILLS STUDIOS INC	UPDATE GUIDELINES & SIGN	9,502.00
4160	SAFE SYSTEMS INC	FIRE ALARM MONITORING LIB	227.28
8513	SAFETY & CONSTRUCTION SUPPLY I	STREET CONES	1,415.00
8513	SAFETY & CONSTRUCTION SUPPLY I	HIP BOOTS OPS	922.08

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CASH ACCOUNT: 001000 101001

WARRANT: 040318 04/03/2018

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14459	SAUNDERS CONSTRUCTION LLC	Pre-Construction Services	1,247,784.31
5369	SGS ACCUTEST INC	LAB ANALYSIS FEES WWTP	313.00
5369	SGS ACCUTEST INC	LAB ANALYSIS FEES WWTP	54.50
5369	SGS ACCUTEST INC	LAB ANALYSIS FEES WWTP	523.50
5369	SGS ACCUTEST INC	LAB ANALYSIS FEES WWTP	109.00
11395	SHRED-IT USA LLC	SHRED SERVICE RSC	122.30
13490	SIMPLEX GRINNELL LP	FIRE MONITORING MUS	530.09
4365	SOUTH BOULDER & COAL CREEK IRR	2018 S BLDR & COAL CREEK	769.38
7595	SOUTH BOULDER & COAL CREEK 1ST	2018 S BLDR & CC 1ST EXT	671.00
14396	SPRONK WATER ENGINEERS INC	Feb 18 Water Rights Engin	3,625.00
14464	SULZER PUMP SOLUTIONS INC	Pump WWTP	7,350.00
1201	SUPPLYWORKS	JANITORIAL SUPPLIES CH	131.79
1201	SUPPLYWORKS	JANITORIAL SUPPLIES LIB	301.88
1201	SUPPLYWORKS	JANITORIAL SUPPLIES PC	74.80
1201	SUPPLYWORKS	JANITORIAL SUPPLIES RSC	133.92
13399	SUSTAINABLE TRAFFIC SOLUTIONS	SHORT ST DESIGN ADDENDUM	845.00
13083	TELEDYNE INSTRUMENTS INC	GIS SAMPLER WTP	2,300.30
4100	TERMINIX	PEST CONTROL CS	76.00
4100	TERMINIX	PEST CONTROL CS	65.00
4685	TOTAL PLUMBING INC	INSTALL ARBORETUM BACKFLO	300.90
14577	TRAFFIC SAFETY STORE	SAFETY CONES WWTP	364.21
4765	UNCC	FEB 18 LOCATES #48760	336.40
13426	UNIQUE MANAGEMENT SERVICES INC	COLLECTION SERVICES	98.45
14532	UNITED REFRIGERATION INC	KITCHEN HOOD GCC	24.40
14532	UNITED REFRIGERATION INC	TOOLS FM	143.91
14532	UNITED REFRIGERATION INC	TOOLS FM	65.05
11087	UNITED SITE SERVICES OF COLORA	TOILET RENTAL CENTENNIAL	209.60
14266	US HEALTHWORKS PROVIDER NETWOR	PHYSICAL	146.00
6509	USA BLUEBOOK	BEAKER WWTP	36.54
6509	USA BLUEBOOK	PH BUFFER WWTP	99.79
6509	USA BLUEBOOK	PH BUFFER WWTP	162.14

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CASH ACCOUNT: 001000 101001

WARRANT: 040318 04/03/2018

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
6509	USA BLUEBOOK	PRESSURE GAUGES SWTP	437.16
10960	VANCE BROTHERS INC	TACK BRUSHES OPS	140.00
14579	WALTER E GALLAWA & FRANCINE L	SH42 & SHORT ST TEMP EASE	665.00
14373	WEIFIELD GROUP CONTRACTING INC	AUTODIALER WIRING NWTP	615.00
14373	WEIFIELD GROUP CONTRACTING INC	SC1000 WIRING NWTP	903.56
14373	WEIFIELD GROUP CONTRACTING INC	PUMP WIRING NWTP	1,536.02
9511	WESTERN PAPER DISTRIBUTORS INC	BREAK ROOM SUPPLIES NWTP	70.04
9511	WESTERN PAPER DISTRIBUTORS INC	JANITORIAL SUPPLIES NWTP	147.26
9511	WESTERN PAPER DISTRIBUTORS INC	JANITORIAL SUPPLIES WWTP	147.26
9511	WESTERN PAPER DISTRIBUTORS INC	JANITORIAL SUPPLIES CS	17.52
9511	WESTERN PAPER DISTRIBUTORS INC	JANITORIAL SUPPLIES CS	180.95
9511	WESTERN PAPER DISTRIBUTORS INC	JANITORIAL SUPPLIES CS	109.70
9511	WESTERN PAPER DISTRIBUTORS INC	JANITORIAL SUPPLIES CH	109.36
9511	WESTERN PAPER DISTRIBUTORS INC	BREAK ROOM SUPPLIES PC	352.08
9511	WESTERN PAPER DISTRIBUTORS INC	JANITORIAL SUPPLIES LIB	215.64
10658	WINTER EQUIPMENT COMPANY INC	PLOW BOLT KITS	111.92
10884	WORD OF MOUTH CATERING INC	SR MEAL PROGRAM 3/12-3/23	2,667.50
14390	WTS	WTS MEMBERSHIP WOODSON, D	190.00
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215 INVOICES			WARRANT TOTAL 1,861,730.79
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SUBJECT: DISCUSSION/DIRECTION/ACTION – MCCASLIN AREA
REDEVELOPMENT WORKPLAN

DATE: APRIL 3, 2018

PRESENTED BY: AARON DEJONG, ECONOMIC DEVELOPMENT
ROBERT ZUCCARO, PLANNING AND BUILDING SAFETY
DIRECTOR

SUMMARY:

The property at 550 S. McCaslin Boulevard remains unused as a retail property since the Sam's Club store closed in early 2010. In the 2018 Work Plan, City Council requested a discussion to revisit the strategy to promote redevelopment of 550 S. McCaslin and ensure the viability of the businesses in neighboring properties. This memo outlines several options for additional information that could aid in a more comprehensive discussion tentatively scheduled for July 2018. City Council is asked to provide direction on information they require for the July discussion.

BACKGROUND:

The property located at 550 South McCaslin Boulevard encompasses approximately 13.16 acres in the McCaslin Boulevard area of Louisville and was formerly occupied by a Sam's Club facility. The property has been mostly vacant since the store's closing in early 2010 and currently has two tenants, Ascent Church and Low Cost Furniture.

City Council approved an Urban Renewal Plan on September 1, 2015 to allow Urban Renewal tools to be used to encourage a redevelopment of 550 S. McCaslin Blvd. The Urban Renewal Plan states the objective is to alleviate the conditions of blight by encouraging private redevelopment that will in turn encourage the development and redevelopment and avoid underutilization of other properties in the vicinity.

More specifically, as stated in the 550 S. McCaslin Urban Renewal Plan, the objectives for the Plan include the following:

- Create a retail rich environment where area businesses and residents can be successful.
- Re-tenant or redevelop the Property.
- Increase retail activity by encouraging occupancy of the Property

The Urban Renewal Plan did not authorize the use of Tax Increment Financing to create a funding source to address blighting factors.

The Louisville Revitalization Commission (LRC) and the City of Louisville released a joint Request for Proposal (RFP) in 2016 for a retail redevelopment of the site. One proposal was received from Seminole Land Holding, LLC and Centennial Valley

Investments, LLC, the current owner of the property, to construct a King Soopers Marketplace on the property. The parties were negotiating a Development Agreement to facilitate the King Soopers redevelopment until the project was put on hold in 2017.

Currently, there is no timeframe for the project to recommence.

DISCUSSION:

Staff has had multiple discussions with interested parties (businesses, property owners, developers, etc.) about redeveloping the property. Much of the feedback received by staff has been that consideration should be given to allowing other land uses for the property than those allowed by the zoning or policies of the McCaslin Small Area Plan and Comprehensive Plan. The current uses limit the ability for redevelopment and earning a reasonable return from a reinvestment in the property. Allowing interested properties to think beyond retail only uses may help spur redevelopment of the property in a way more likely supported by market realities.

In preparation for a tentatively scheduled July discussion, staff is requesting Council input towards information staff should provide for the meeting. Below are four potential options for Council information prior to the July meeting. Staff provides pros and cons after each option.

Option 1: Market Study for McCaslin Corridor

Staff could hire an independent consultant to conduct comprehensive analysis of market supported land uses for the property that could have the largest net positive fiscal impact for the City. This study would provide information on market opportunities and weaknesses, regional trends and influences, and competitiveness within the McCaslin corridor. Follow up steps could include changing Comprehensive Plan policy and/or ordinances to reflect desired lands uses that are also supported by the market study.

Pros:

- Receive a third party review of the market conditions outside of the interests of land owners or developers, which may not always match community goals.
- Provide a data driven understanding of the opportunities and challenges for the area's retail and commercial development.
- Understand regional influences on market supported uses through demographic and development projections, trends, and anticipated vacancy/absorption rates.

Cons:

- Market desired uses may not coincide with community desires for the area, creating conflict for such uses.
- No funding has been budgeted for a Market Study and Council would need to allocate resources

Option 2: Staff Generated Redevelopment Options

Based on feedback from businesses, property owners and developers, staff could propose land use scenarios for the property. Should City Council want to explore changes in land use based on these scenarios, staff could follow up by drafting comprehensive plan policy and/or ordinances that Council could consider that would reflect desired lands uses.

Pros:

- Utilize information gathered from interested parties to showcase the private sector's concepts for redevelopment.
- Use current feedback from business, property owners and developers to understand market supported development scenarios rather than using City resources for a market analysis.

Cons:

- There wouldn't be a third-party objective analysis to outline the market demands to evaluate the effectiveness of allowing other land uses.

Option 3: Consider changes to Comprehensive Plan/Small Area Plan Policy.

Staff could propose changes to the Comprehensive Plan and Small Area Plan policies that do not specifically call out desired land uses, but would allow consideration of new development scenarios through a development review process. These policy changes could express a desire for the City to review land use scenarios for redevelopment that meet certain criteria, such as demonstration of a strong positive fiscal impact and maintenance of desired community character.

Pros:

- It provides an opportunity for the City to work with a property owner or developer to define a mix of land uses during the development review process that would be supported by the market and also meets community goals, such as having a positive fiscal impact and preserving community character.

Cons:

- It is unlikely a property owner or developer would proactively propose a change of uses without clear policy direction from the City.

Option 4: No changes of use; define incentive packages for retail development

The McCaslin Small Area Plan and the Comprehensive Plan state the area should be primarily retail uses. A fully retail redevelopment is possible for the property, but such a redevelopment appears to not be feasible for a developer or property owner due to development restrictions on the property that add to the financial risk or viability of developing the property. City Council may want to outline a defined incentive proposal to encourage retailers to reconsider the site. Staff could prepare various incentive packages for City Council consideration.

Pros:

- Provides defined incentives to encourage full retail use of the property.
- Signals to development community the City's willingness to financially support a viable retailer for the site.

Cons:

- The LRC and City have attempted to negotiate an agreement with financial incentives that so far has not been able to advance a project.
- Noting a defined financial incentive limits future negotiating ability with a user or developer.

Irrespective of which of the above options are desired, future modifications will be needed to effectuate any changes in land uses. Those modifications include:

- Comprehensive Plan Amendments
- Zoning changes
- General Development Plan (GDP) amendments

FISCAL IMPACT:

City Council will need to allocate funding for a McCaslin area market study if desired. Staff estimates a comprehensive analysis to cost \$50,000 – \$100,000. If requested, Staff will include this allocation in a future budget amendment.

All other staff proposed options do not have budget implications if selected.

RECOMMENDATION:

Staff recommends City Council direct Option 1; A market analysis for the McCaslin Corridor. Having such an analysis will provide data that helps outline opportunities and challenges for various land uses for the area. The data will be based on current market factors and forecasts and provide an independent assessment outside of the specific interests of a land owner or developer. The analysis will allow for a more thoughtful decision process in evaluating land use changes to encourage a redevelopment in the area; bringing new vitality to the McCaslin Area.

ATTACHMENTS:

- 1) Link to Urban Renewal Plan for 550 South McCaslin
<http://www.louisvilleco.gov/home/showdocument?id=7722>
- 2) Link to McCaslin Small Area Plan
<http://www.louisvilleco.gov/home/showdocument?id=12695>



City Council
April 3, 2018

Addendum #2
Items Presented at the Meeting

Meredyth Muth

From: Rob Zuccaro
Sent: Monday, April 2, 2018 5:51 PM
To: City Council
Cc: Heather Balser; Aaron DeJong
Subject: RE: Sam's Club to be listed
Attachments: 550 S. McCaslin Blvd. Brochure.pdf

Mayor and Council,

Councilmember Stolzmann requested some additional information on the 550 McCaslin Boulevard discussion scheduled for tomorrow. The first request is for the listing information for the property. Attached is the current brochure for the listing. The second request was for comp sales for similarly zoned properties in the area. In speaking with Director DeJong, there are no recent comparable sales in the area other than office buildings, which will not provide a good comparison. Alternatively, we have put together the table below comparing the listed price to the County Assessor's "Actual" value listed on the County's website for the subject property and similar "big box" properties. If there are any other questions or requests for information before tomorrow night please let me know.

	Listed Sq. Ft	Listed Price	\$/Sq. Ft.
550 McCaslin	128,653	\$9,995,000	\$78
	Assessor Sq. Ft.	Assessor "Actual" Value	\$/Sq. Ft.
550 McCaslin	107,178	\$4,650,000	\$43
	Assessor Sq. Ft.	Assessor "Actual" Value	\$/Sq. Ft.
Kohl's	86,584	\$8,428,000	\$97
Safeway	51,259	\$5,463,390	\$107

Thanks,

Rob

Robert Zuccaro, AICP
Planning & Building Safety Director
City of Louisville
rzuccaro@louisvilleco.gov
303-335-4590

The City has initiated a comprehensive update to the commercial and industrial development design guidelines and sign code. For more information, please visit the [project webpage](#) and sign up for the Design Guidelines Calendar and News items [enotifications](#).

The Department of Planning & Building Safety is collecting feedback to improve our customer service. Please let us know how we are doing by completing this [short survey](#)!

From: Ashley Stolzmann
Sent: Friday, March 30, 2018 10:28 AM
To: Aaron DeJong <aarond@louisvilleco.gov>
Cc: Rob Zuccaro <rzuccaro@louisvilleco.gov>; Heather Balser <Heatherb@Louisvilleco.gov>
Subject: Re: Sam's Club to be listed

Hi Aaron,

Now that the Sam's property is listed for sale, could you please send the details of the listing? I think this information is pertinent to the meeting on Tuesday. If it is possible, could you also pull sales data for me for properties along McCaslin with the same or similar zoning within the last couple of years? I copied Rob on the note because I think he is helping out while you are out of the office & Heather to keep her in the loop.

Thank you,
Ashley

CBRE

FOR SALE

RARE REDEVELOPMENT OPPORTUNITY
IN THE HEART OF LOUISVILLE'S COMMERCIAL CORRIDOR



550

S. McCaslin Blvd.

LOUISVILLE, CO 80027

THE OFFERING:

550 S. McCaslin Blvd. offers both users and developers a rare opportunity to own a substantial site in the heart of Centennial Valley for an outstanding value. Centrally located between Boulder and Denver, the property provides excellent access to Highway 36 and Northwest Parkway, and is within walking distance to many nearby amenities.

The 128,663 SF is 100% air conditioned, has an abundant number of skylights and has 2000 Amps of 3PH, 480V power. The large 11 acre site provides over 500 parking spaces and may allow for additional pad sites to be developed.

POTENTIAL USES INCLUDE:

- Retail big-box user
- Multi-tenant retail
- Office
- Flex/light industrial uses
- Event Center
- Marketplace
- Craft beer venue



BUILDING HIGHLIGHTS



BUILDING SF

128,653 SF



LOT SIZE

11 Acres



YEAR BUILT

1999



ZONING

PUD, Louisville



LOADING

4 dock-high doors,
5 drive-in doors



CLEARANCE

18'-22' clear height



POWER

3PH, 480V, 2000 Amps



WATER TAP SIZE

2"



PARKING

Over 500 parking stalls



ADDITIONAL
FEATURES

over 100 skylights

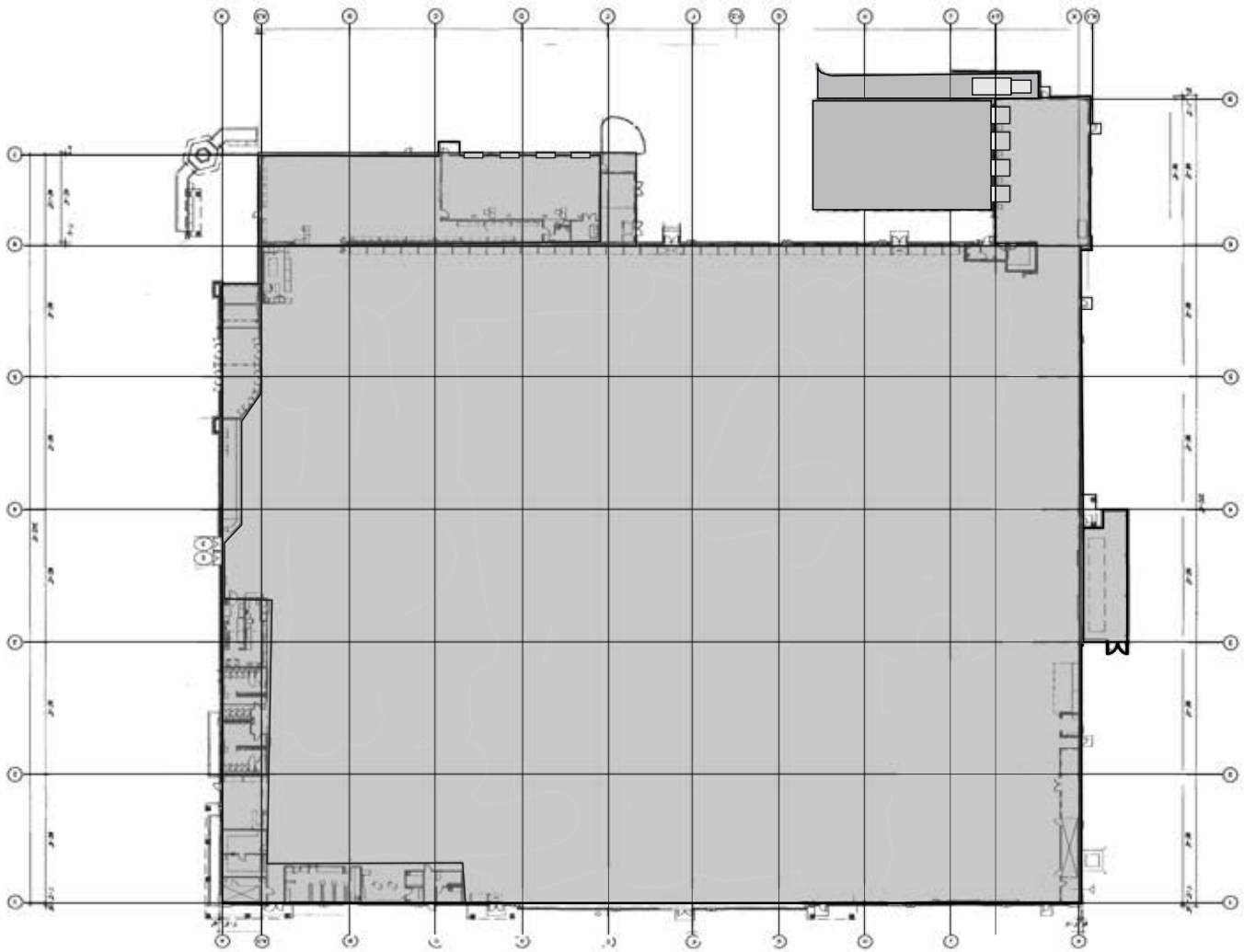


SALE PRICE

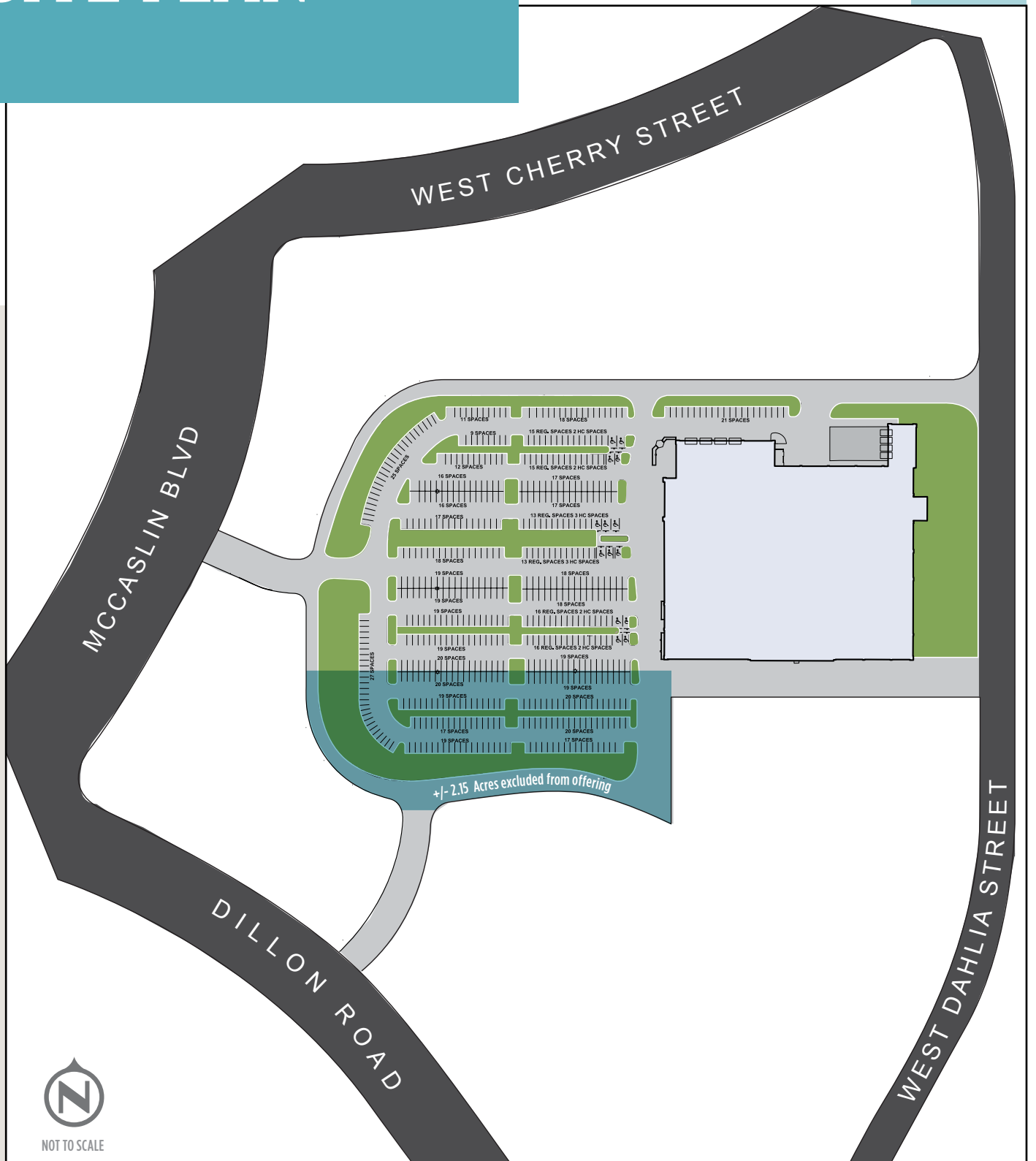
\$9,995,000 (\$77.69/SF)



FLOORPLAN



SITE PLAN



LOCATION HIGHLIGHTS

- 5 miles west to Boulder
- 18 miles south to Denver
- 45 minutes to Denver International Airport
- 10 Minutes to Rocky Mountain Metro Airport
- 34,000 acres of Open Space / 27 parks
- Historic downtown Louisville
- City Recreation Center 3 minutes away
- Regional transportation (in front of building)
- Approximately 1 hour drive to Rocky Mountain Skiing (Ski Eldora)
- Access to 27 miles of Fantastic hiking and biking trails within minutes
- Louisville Ranked #1 - top 100 best Places to live (CNN & Money Magazine - 2009,2011)
- Boulder Ranked #1 in Entrepreneur.Com's best U.S. Cities for Tech Startups (2013)





POPULATION

	1 MILE	3 MILES	5 MILES
2017 Population - Current Year Estimate	7,623	38,394	99,032



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2017 Households - Current Year Estimate	3,043	15,449	40,348



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2017 Average Household Income	\$126,732	\$129,423	\$116,479



PLACE OF WORK

	1 MILE	3 MILES	5 MILES
2017 BUSINESSES	498	1,851	5,209
2017 EMPLOYEES	8,368	26,794	67,596



AMENITIES



LOCATION OVERVIEW

Conveniently located between Boulder and Denver, the property has access to two well-educated labor forces as well as The University of Colorado at Boulder campus and Colorado School of Mines, The National Renewable Energy Laboratory (NREL), IBM, Level 3 Communications and NCAR, MOAA, SERI campus' in Boulder.

CLOSE PROXIMITY TO SOME OF THE MOST SIGNIFICANT EMPLOYMENT CENTERS IN COLORADO

- [Interlocken Business Park](#)
- [CU Boulder](#)
- [National Renewable Energy Laboratory](#)
- [Flatirons Mall](#)
- [Google Campus](#)

EXCELLENT ACCESS TO HWY. 36, NORTHWEST PARKWAY AND C-470



DRIVE TIMES

DENVER INTERNATIONAL AIRPORT	35 MILES/35 MINUTES
DOWNTOWN BOULDER	8 MILES/15 MINUTES
DOWNTOWN DENVER	20 MILES/25 MINUTES
FLATIRONS CROSSING MALL	3 miles/10 minutes



LOUISVILLE

The City of Louisville, incorporated in 1882, lies in Boulder County roughly six miles east of the City of Boulder and twenty-five miles northwest of Denver. Like many locations in Colorado, Louisville was originally developed as a mining community in the late Nineteenth Century.

Today, the City of Louisville is recognized for its livability. Money Magazine named Louisville the #1 city in its “Best Places to Live” issue in both 2011 and 2009. In 2006, Louisville was also ranked #1 in the “Best Places to Raise Your Family: The Top 100 Affordable Communities in the U.S.” by Frommers. Many things contribute to this exemplary quality of life and positive economic condition including 1,700 acres of open space, dozens of great eateries, a thriving arts scene, great schools, wonderful neighborhoods and a diverse mix of employment opportunities.

Louisville is the first exit southeast of Boulder, and is part of the thriving business submarket known as the U.S. 36 Corridor, which is also referred to as the Northwest Denver market.

U.S. 36 Corridor

The U.S. 36 Corridor refers to the cities and commercial developments that line U.S. 36 between Denver and Boulder, including Louisville, Superior, Broomfield and Westminster. This area is seen as a desirable place to live and work due to its convenient distance between the cities of Denver and Boulder, concentration of amenities and infrastructure, and a well-educated workforce.

- **Amenities**

There are a number of amenities along the U.S. 36 Corridor from hundreds of restaurants, shopping destinations (including the regional hub – Flatirons Crossing Mall), championship golf courses (like the Omni Interlocken Golf Course), concert and sports venues (like First Bank Center), and entertainment venues (from Westminster Promenade, Butterfly Pavilion, to Boulder Valley Ice Rink, and multiple theaters – both live and cinema). The Northwest Corridor is characterized by active work and lifestyles, accommodated by vast open space and designated trails for running, hiking and biking, and over a hundred public parks and pools, including playgrounds and sports fields.

- **Industry Mix, Employment Generators**

Due to the combination of factors including the strategic location, amenities, infrastructure, and the educated workforce, the Northwest submarket has attracted a concentration of companies that are thriving, including a predominant industry mix of the Technology, Energy and Healthcare industries.





550

S. McCaslin Blvd.

LOUISVILLE, CO 80027

CONTACTS

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CBRE

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McCaslin Area Redevelopment

Discussion/Direction



1

Background

- 13.6 Acre Property
- Sam's Club Closed in 2010
- Commercial/Retail Zoning
- Urban Renewal Plan – 2015
 - Alleviate Blight by Encouraging Redevelopment
 - Request for Proposal (RFP) – 2016
 - King Soopers Market Proposal – On Hold

2

Options for Further Study

- 1. Conduct Market Study**
 - *Better understand market supported uses to inform policy or zoning changes*
- 2. Staff Generating Development Options**
 - *Use feedback from business community to inform policy or zoning changes*
- 3. Change Comp Plan/Small Area Plan Policies**
 - *Change policies to encourage redevelopment without defining specific desired land uses*
- 4. Create New Incentive Proposal**
 - *Propose financial incentive package without changing allowed uses*